dilapidated and infirm structures having common toilet facilities, suffering from lack of basic amenities, inadequate arrangement for drainage, for disposal of solid wastes and garbage. These inadequacies make the living conditions in slums extremely suboptimal, unhygienic and results in usually higher incidence of air and water borne diseases for the dwellers.

(e) and (f) A large segment of Type-I and Type II Government dwellings under General Pool Residential Accommodation in Metropolitan cities could not be termed as slums.

Steep rise in prices of residential property

327. SHRI SANTOSH BAGRODIA:
SHRI MAHENDRA MOHAN:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether Government have taken a view of the escalation in residential property prices in metro and non-metro cities, the details of the trends in last two years;

(b) whether it is a fact that the increase in prices has been far steeper than the increase in income of large section of salaried class;

(c) whether Government monitored the role of property dealers and builders in the anomalous steep rise in prices of residential property; and

(d) whether Government propose to create a regulatory authority to organize the real estate sector in the country?

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN POVERTY ALLEVIATION (KUMARI SELJA): (a) The escalation in the prices of residential property in metro and non-metro cities is driven by market forces. The escalation is also due to increase in price of land, cement, steel and other building material during the last two years;.

(b) Yes, Sir.

(c) In view of the large volumes of sales and purchases involved this is not possible.

(d) No, Sir.